PRELIMINARY LAND DIVISION APPLICATION Evansville, Wisconsin

Version: December 2017

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.com. You may download this file as off of the City's website at: www.ci.evansville.wi.gov.

Applicant name CHS Oilseed Processing LLC

Street address 5500 Cenex Drive

City Inver Grove Heights

City Inver Grove Heights
State and zip code Minnesota 55077

State and zip code Minnesota 55077

Daytime telephone number 507-327-3097

Fax number, if any

E-mail, if any Jim.Graham@chsinc.com

Initial application fee	\$150 for CSM \$300 for plat
Receipt number	
Date of pre-application meeting	

Date of determination of completeness

- Office Use Only -

Name of zoning administrator

Date of Plan Commission review

Application number

2. Property owner information, if different than applicant.

	Property Owner 1	Property Owner 2	Property Owner 3
Name	Wil-Hu Acres, LLC	Brian & Renee Bjugstad Trust	Templeton Farms,LLC
Street address	Street address 4031 S. U.S. Highway "51"		9808 N Evansville Rd
City Evansville		Evansville	Evansville
State and zip code	WI, 53536	WI, 53536	WI, 53536

3. Agent contact information Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1 Agent 2		Agent 3
Name Jim Hetland		Bryan Remer	Mark Fabel
Company	Company KFI Engineers		McGough
Street address 670 County Rd B West		2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any jphetland@kfi-eng.com		bremer@sehinc.com	mfabel@mggough.com

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin Version: December 2017

4. Subject property information

Parcel number(s)	6-27- 959 . 6	6-27_ 6-20-219B 6-27_ 6-20-318
	6-27- 958 . 07	6-27 6-20-305 6-27 6-20-317.01
	Note: The parcel numbe	er can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	A & Non-zoned Town o	of UnionNote: The zoning districts are listed below.
	Agricultural District	A
	Residential Districts	R-1 R-2 R-3 RR LL-R12 LL-R15
	Business Districts	B-1 B-2 B-3 B-4
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3

5.	Proposed name of subdivision, if applicable.

Complete the following chart.

_	Phase 1	Phase 2	Phase 3	Total
Developed areas (acres)	TBD			
Common areas / parks (acres)	TBD			
Stormwater management (acres)	TBD			
Undevelopable areas (acres)	TBD			
Total acres	335.39			
Single-family residential lots				
Duplex lots				
Multi-family lots				
Commercial lots	1			
Industrial lots	1			
Other lots	0			
Total number of lots	2			
Dwelling units	0			
K – 12 school enrollment (dwelling units x 1.5)	0			

Project information

PRELIMINARY LAND DIVISION APPLICATION

Evansville, Wisconsin

Version: December 2017

Yes	No						
	\boxtimes	Will your project, as designed, require the issuance of a variance?					
×		Will your project require all or a portion of the subject property to be rezoned?					
		Currently, are there any restrictive covenants or deed restrictions on the property? If yes, be sure your project is consistent with them.					
	\boxtimes	Will you impose restrictive covenants or deed restrictions on any portion of the property? If yes, attach a draft copy to this application.					
X		Will all of the project's stormwater management needs be met on site?					
8. Ad	joining	land uses. Generally describe the land uses that adjoin the subject property.					
North	B-3	, B-4, R-2, R-3, & Non-zoned Town of Union					
South	I-2	& Non-zoned Town of Union					
East	Non	-zoned Town of Union					
West	I-2	, C-1, & Non-zoned Town of Union					
		rmation. You may provide any other information you feel will assist city staff, the City Council, and the Plan Commission with the is application.					
Pro	pose	d division to create new commercial and industrial parcels to support the City's goal development in this area					

- 10. Attach 14 copies of the preliminary plat or CSM showing the information listed in the table at the end of this application.
- 11. Attach a preliminary land divider's agreement to this application.

PRELIMINARY LAND DIVISION APPLICATION Evansville, Wisconsin

Version: December 2017

12.	aaA	licant	certifica	tion
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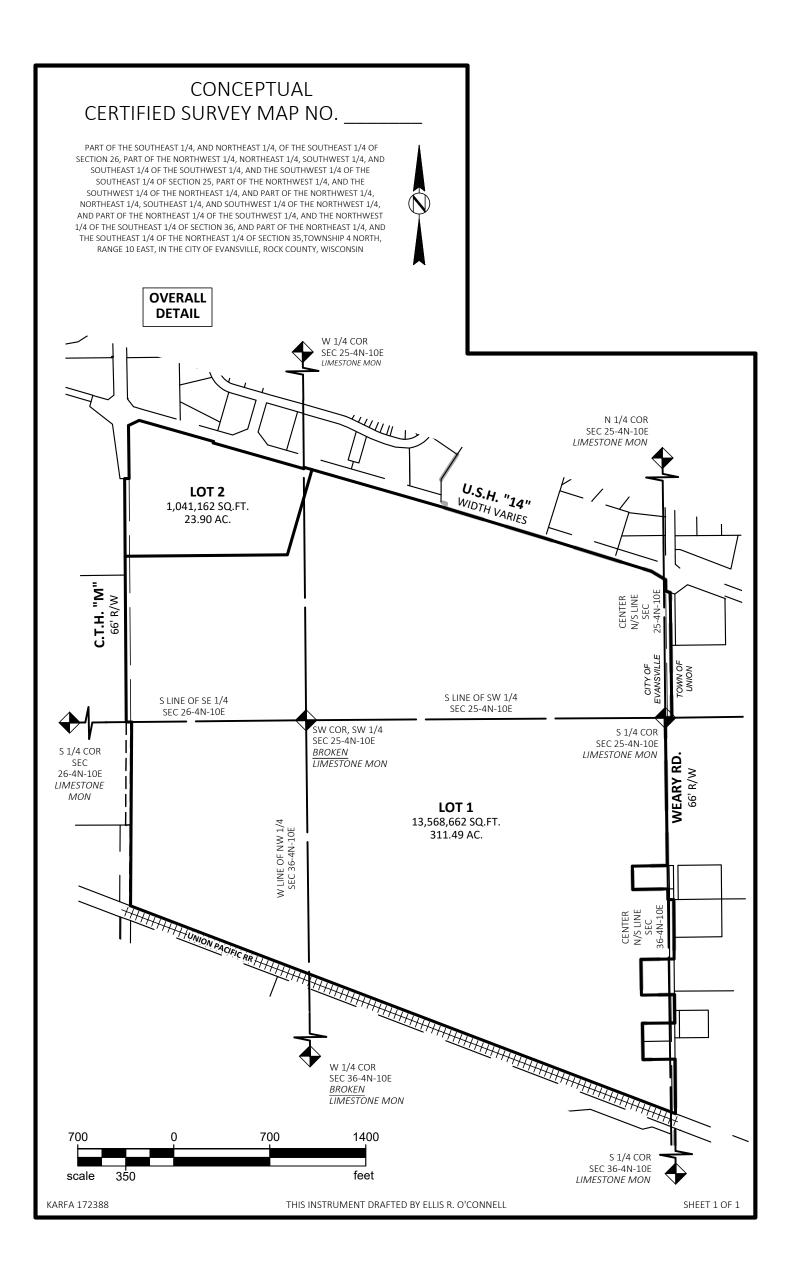
Jim Graliam

I certify that the application is true as of the date it was submitted to the City for review.
 I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
 I understand that submission of this application authorizes City officials, plan commission members, employees, and other designated agents to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any individual to enter any structure on the property.

Applicant Signature Date

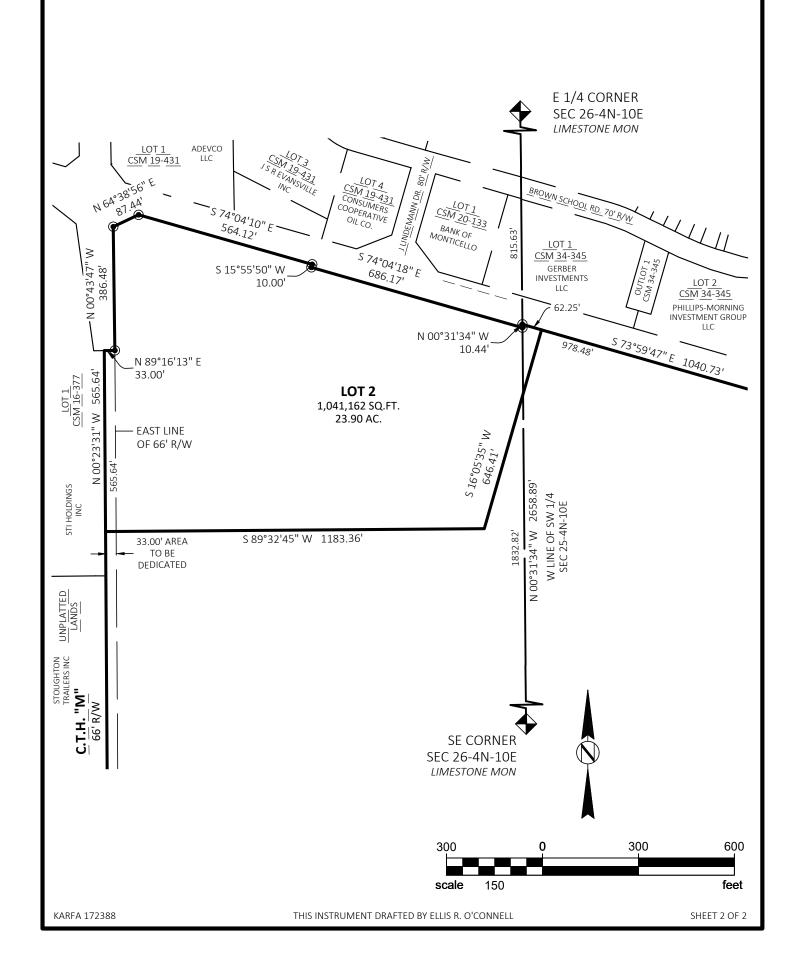
Governing Regulations
The procedures and standards governing this application process are found in Chapter 110, Article 3, Division 2, of the Municipal Code.

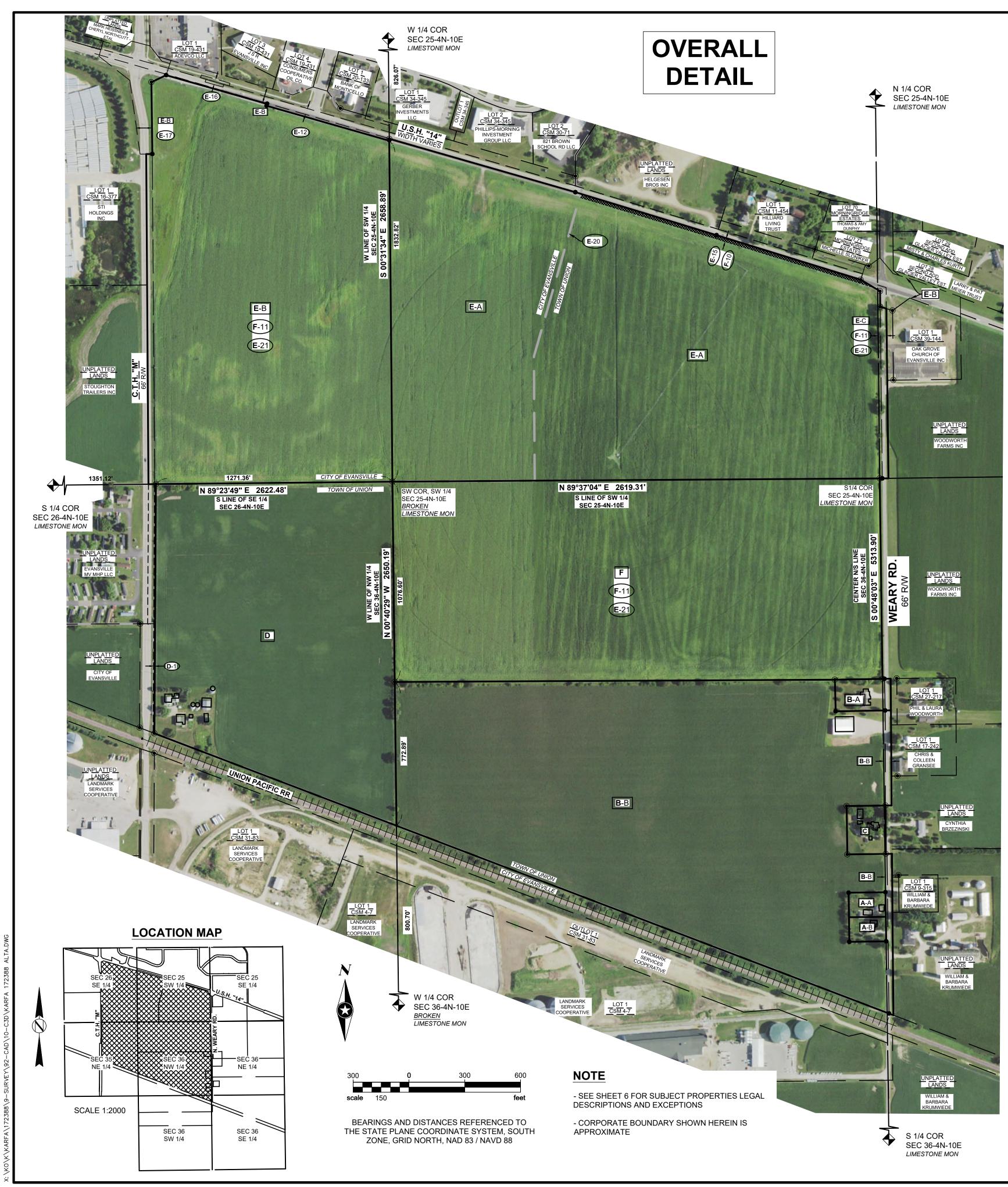
		Com	olete ?
Chec	clist for Contents of Certified Survey Map / Preliminary Plat	Yes	No
a.	Location of the property and adjacent properties, with street addresses, and current and proposed zoning	\boxtimes	
b.	Name and approximate location and width of all existing adjoining streets	X	
C.	Location and dimension of all boundary lines of the property, expressed in feet	X	
d.	Two-foot contour intervals (subdivision plats only)		×
e.	Existing easements, water bodies, regional floodplain, wetlands, railroads, cemeteries, drainage ditches, bridges, outcroppings, areas in excess of 20 percent slope, and other information required by the plan commission or its designee	X	
f.	Approximate location and width of all proposed streets, alleys, and other public ways and proposed street rights-of-way, including proposed names		X
g.	Approximate location of existing buildings	X	
h.	Approximate location, dimensions, and area of all proposed or existing lots and outlots. All lots and blocks shall be numbered for reference	X	
i.	Approximate location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation N/A		X
j.	The location of proposed easements for utilities, drainageways, pedestrian ways, etc	X	
k.	Name and address of the owner of land to be divided, the name and address of the developer if other than the owner, and the name, address, and telephone number of the land surveyor	X	
I.	Proposed name of the land division and signature of the owner or agent	X	
m.	Date of the map or preliminary plat, scale, and north arrow	X	
n.	Name and location of any existing or proposed lake, pond, or stream	X	
0.	Proposed use of lots other than single-family residential use	X	



CONCEPTUAL CERTIFIED SURVEY MAP NO. _

PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN





ALTA/NSPS LAND TITLE SURVEY

LEGEND					
1	WATER MAIN	♦	SECTION CORNER MONUMENT FOUND AS DESCRIBED		
————G ————————————————————————————————	BURIED GAS LINE & METER	•	3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)		
— T-BUR —⊠ ^T T-BUR ——	BURIED TELEPHONE LINE & PEDESTAL	•	11/16" OD, 18" LGTH, REBAR SET (UNLESS OTHERWISE STATED)		
—— F0 ——— F0 ———	BURIED FIBER OPTIC LINE	(XXXX)	RECORDED AS / DEEDED AS		
		A -A	PARCEL - SUBPARCEL		
<-\(\s\)	SANITARY MAIN & MAN HOLE	A -13	PARCEL - EXCEPTION		
— — P-OH — E	OVERHEAD POWER LINE, POWER	×	VENT PIPE		
P-OH ── \begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	POLE, GUY WIRE, & METER	*	CONIFEROUS TREE		
		0	DECIDUOUS TREE		
<< <<	STORM SEWER & MAN HOLE	\bowtie	GATE VALVE		
		_НН	HANDHOLE		
	CULVERT & CATCH BASIN / INLET	*	LIGHT		
		- 0	MISC. MANHOLE		
	RAIL ROAD TRACKS C/L	\boxtimes	MISC. PEDESTAL		
	TO WE THOUSE OFE	οР	POST		
			SIGN		
X	BARBED WIRE FENCE LINE		RAILROAD SIGNAL		
		. •	RAILROAD SWITCHSTAND		
XWD	WOODEN FENCE LINE	S ⊠	TRAFFIC BOX		
- -		o ^{WELL} WELL			

TABLE "A"

1. MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF SUBJECT PROPERTY

2. ADDRESS(S) OF SUBJECT PROPERTY: (*SOME PARCELS DO NOT HAVE ADDRESSES*) 781 E. MAIN ST., EVANSVILLE, WI

6727 N WEARY RD., 6741 N WEARY RD., 6623 N WEARY RD., 6537 N WEARY RD., 6527 N WEARY RD.,

6527 N WEARY RD., 6726 N CNTY. RD. "M" UNION, WI

3. SUBJECT PARCEL FALLS ENTIRELY WITHIN UNSHADED AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 55105C0019E, EFFECTIVE DATE 9-16-2015.

4. GROSS LAND AREA 14,779,739 SQUARE FEET, 339.3 ACRES

5. TOPOGRAPHIC CONTOURS AT 1' INTERVALS SHOWN HEREIN, GENERATED FROM FIELD WORK ON NAVD88

8. ALL SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK ARE AS GRAPHICALLY ON MAP

11(b). BURIED UTILITIES SHOWN HEREIN AS FIELD LOCATED BY DIGGERS HOTLINE, TICKET NO.(S) 20231102153, 20231102155, 20231102181, 20231102187, 20231102205

13. NAMES OF ADJOINING LAND OWNERS, AS LISTED ON ROCK COUNTY GIS, ARE AS SHOWN HEREIN

15. AERIAL IMAGERY SHOWN HEREIN FROM STATE CARTOGRAPHERS OFFICE, DATED 2020

16. NO RECENT EARTH WORK OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK

17. NO PROPOSED ROAD WORK TO TAKE PLACE ON C.T.H. "M", PER ROCK COUNTY PUBLIC WORKS IN A EMAIL CONVERSATION ON 3-31-2023. NO PROPOSED ROAD WORK TO TAKE PLACE ON S.T.H. "14", PER WIDOT IN A EMAIL CONVERSATION ON 4-4-2023 THE TOWN OF UNION HAS PLANNED DITCHING/DRAINAGE, PATCHING, AND SEALCOATING ON WEARY RD. IN THE TOWN OF UNION'S 5-YEAR PLAN, PER EMAIL CONVERSATION ON 4-3-2023.

To: Those who Purchase the Property
First American Title Insurance Company National Commercial Services
Oscar L. Bjugstad and Norma J. Bjugstad, trustees, or their successors in trust
Brian L. Bjugstad and Renee M. Bjugstad, as trustee of the Brian L. Bjugstad and Renee M. Bjugstad Revocable Trust
WIL-HU Acres LLC, a Wisconsin Limited Liability Company
Woodworth Farms, Inc., a Wisconsin Corporation
City of Evansville
Ryan P. McGrath and Kari A. McGarth
Templeton Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 15, 16, and 17 of Table A thereof. The field work was completed on 4-26-2023.

DATED THIS 9th DAY OF May ,2023.



KEITH A. KINDRED, PLS 2082

REVISIONS					
DATE					
ВУ					
NO.					
		1		1	
KARFA	172388	5-9-2023	ERO	!	KAK
SEH FILE NO.	PROJECT NO.	ISSUE DATE	DRAWN BY:	DESIGNED DT.	CHECKED BY:

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-935 www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHEAST 1/4, NORTHEAST 1/4 OF SECTION 25, OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHEAST 1/4 OF SECTION 35, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP



NO. BY DATE REVISIONS

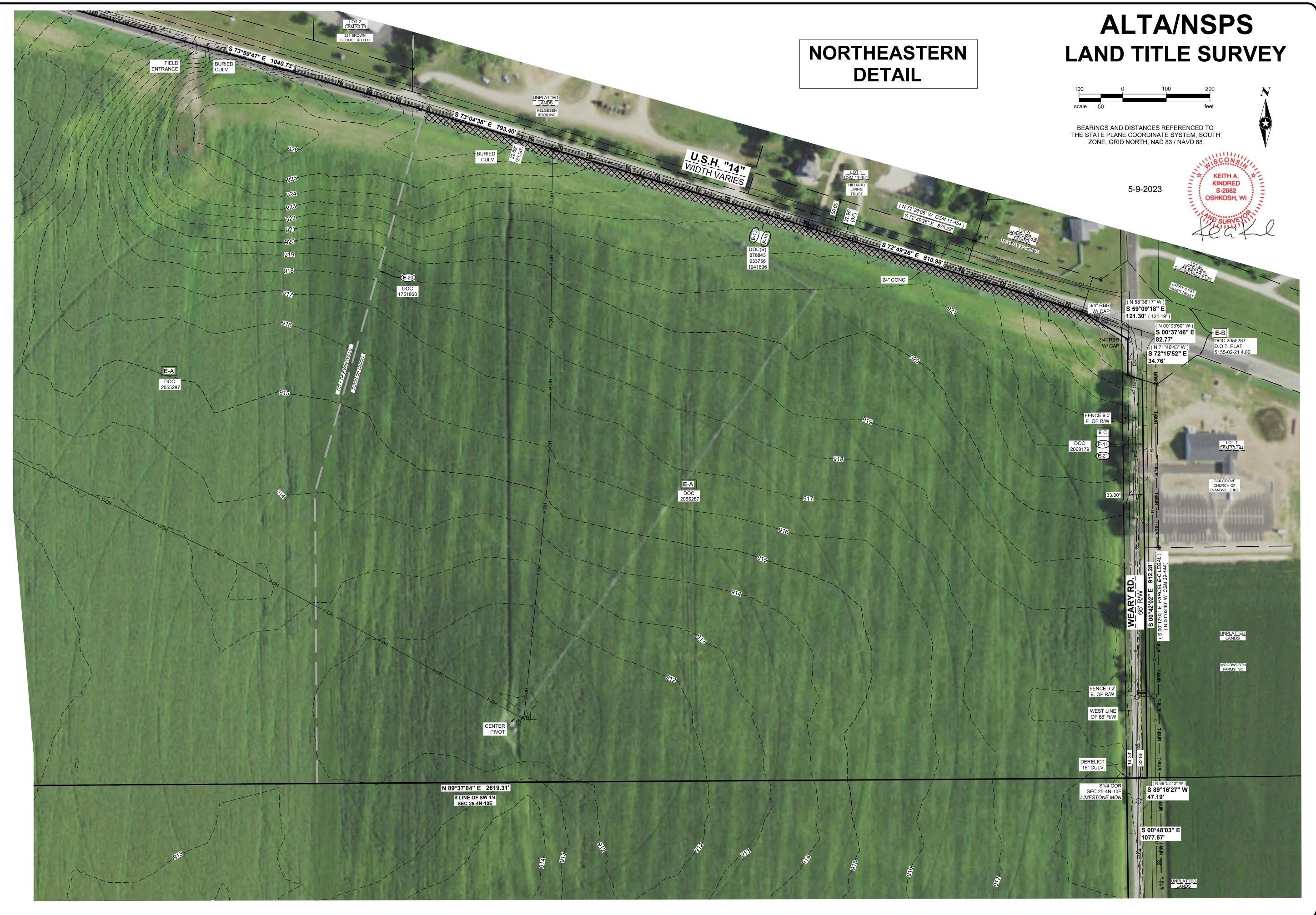
5-9-2023 ERO Y: ____

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

RT OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND AND AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, IE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF 36, AND THE NORTHWEST 1/4 OF SECTION 36, SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP

OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND T PART OF THE NORTHWEST 1/4, AND THE SOUNDRINGST 1/4, SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4,

SHEET



NO. BY DATE REVISIONS

. 172388 5-9-2023 ERO ...

> PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 OF SECTION 25, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

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PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND PART OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF SECTION 36 NORTHEAST 1/4 OF SECTION 35 TOWNSHIP PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP PARTS 1/4 OF SECTION 35, TOWNSHIP PARCE 40 EAST 1N THE CITY OF EXANSYII 16 AND THE TOWN OF IMIDAD POCK COUNTY WISCONSIN

SHEET



NO. BY DATE REVISIONS

PROJECT NO. 1723
ISSUE DATE 5-9-2
DRAWN BY: ER

DESIGNED BY:

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-935 www.sehinc.com

ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND OF THE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 OF SECTION 25, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE CITY OF EVANSVILLE AND THE TOWN OF UNION, ROCK COUNTY, WISCONSIN

SHEET

ALTA/NSPS LAND TITLE SURVEY

BJUGSTAD LIVING TRUST: (A)
COMMITMENT NO: NCS-1G8KWI02-MPLS

PARCEL **A**-A

A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 264.0 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP AS PARCEL A-B

PARCEL A-B

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (**B**)

COMMITMENT NO: NCS-1G8KWI03-MPLS

PARCEL **B**-A

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON APRIL 07, 1997, IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 04 NORTH, RANGE 10 EAST OF THE 4TH P.M., UNION TOWNSHIP, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

PARCEL **B**-B

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. SHOWN ON MAP

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTH OF THE C & NW RAILWAY COMPANY'S RIGHT OF WAY, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTH WEST QUARTER, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE, SOUTH FOR 264.0 FEET; THENCE, EAST FOR 198.0 FEET; THENCE, NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. **SHOWN ON MAP AS PARCEL A**-A.

ALSO THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, AND A STRIP OF LAND 15 RODS IN WIDTH THROUGHOUT TAKEN OFF FROM THE SOUTH SIDE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; EXCEPTING FROM THE FIRST DESCRIBED TRACT THE RIGHT OF WAY OF THE C & NW RAILWAY COMPANY.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD; THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, BEING IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED MAY 6, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 242 AS DOCUMENT NO. 1232627, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; ALSO THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED JUNE 3, 1980 AS DOCUMENT NO. 924289, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 315, (PARCEL **C**) IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 39, PAGES 5-8 AS DOCUMENT NO. 2102820, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL C.

FURTHER EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL B-A.

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON MAY 10, 2018, IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 5-8 AS DOCUMENT NO. 2102820, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.**

TEMPLETON FARMS LLC: (**D**)

COMMITMENT NO: NCS-1G8KWI01-MPLS

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK AND STATE OF WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE;

EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING;

SUBTRIES EXCEPTING THEREFORM THAT BART THEREOF BEGORDER AS FOLLOWS: GOMESTICAL AND AT A CHIT GROWS AND AT A CHIT GROWS AND AT A CHIT GROWS AND AT THE NORTH AND ADDITIONAL AND A CHIEF THEREOF BEGORDER AS FOLLOWS: GOMESTICAL AND ADDITIONAL ADDITIONAL AND ADDITIONAL ADDITIONAL AND ADDITIONAL AD

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT SET AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.00 FEET TO AN IRON PIPE MONUMENT SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0°57' WEST, ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.00 FEET TO AN IRON PIPE MONUMENT; THENCE WEST, PARALLEL TO SAID NORTH LINE, 909.55 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 6°41'30" EAST 755.04 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 6°41'30" WEST, ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN MONUMENT; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE, 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY A QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO. 1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN. SHOWN ON MAP

FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED TO THE CITY OF EVANSVILLE RECORDED ON APRIL 13, 2017 AS DOCUMENT NO. 2075654 AS CORRECTED IN CORRECTION INSTRUMENT RECORDED ON ______, 2023 AS DOCUMENT NO. _____.

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

PARCEL **E**-A

THE SW 1/4 OF SECTION 25, T.4N., R.10E., TOWNSHIP OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL **E**-B

THE E 1/2 OF THE SE 1/4 OF SECTION 26, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO ROCK COUNTY IN WARRANTY DEED RECORDED OCTOBER 12, 1990 AS DOCUMENT NO. 1121169.

AND ALSO EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL **E**-C

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N.00°07'59"W., ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, 1040.44 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY, 48.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NORTH WEARY ROAD; THENCE S.00°12'02"E., ALONG SAID CENTERLINE, 1025.96 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N.89°52'12"W., ALONG SAID SOUTH LINE, 47.19 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

WIL-HU ACRES LLC (F)

COMMITMENT NO: NCS-1G8KWI04-MPLS

THE NORTH 13/16 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN.

EXCEPTION(S)

BJUGSTAD LIVING TRUST: (A)

COMMITMENT NO: NCS-1G8KWI02-MPLS

11. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835507 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A-**B.

12. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835508 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A**-A.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (**B**)

COMMITMENT NO: NCS-1G8KWI03-MPLS

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. recorded April 07, 1997 in Volume 20, Page 88 as Document No. 1325284 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL B-**A

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded on May 10, 2018 in Volume 39 of Certified Survey Maps, Pages 5-8 as Document No. 2102820 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. - **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL C**

TEMPLETON FARMS LLC: (D)

COMMITMENT NO: NCS-1G8KWI01-MPLS

- SCHEDULE B EXCEPTIONS NOT GRAPHICALLY DEPICTABLE

- DOC 1810804 (D-1) - SHOWN ON MAP (FROM LEGAL DESCRIPTION)

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

12. (E-12) Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated March 13, 1952, recorded/filed May 14, 1952 in Volume 46 of Misc., Page 247 as Document No. 530229. (Affects Parcel B). SHOWN ON MAP.

13. (E-13) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 465 as Document No. 809047. NOT LOCATED ON SUBJECT PROPERTY.

14. (E-14) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 467 as Document No. 809048. NOT LOCATED ON SUBJECT PROPERTY.

(Affects Parcel A & C)

15. (E-15) Limitations imposed upon ingress to and egress from the above described premises to North County Line-Janesville Road, U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 Volume 679 of records, Page 98, Document. No. 878843 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. RESTRICTS ACCESS TO S.T.H. "14".

Authorization for Access to or Across a Controlled-Access Highway and Dedication of Lands recorded on December 23, 1980, Card #65, Images #898-899 as Document No. 933756. **RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".**

Authorization for Access to or Across a Controlled-Access Highway recorded March 06, 2012 as Document No. 1941696. RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".

16. (E-16) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Permanent Limited Easement recorded on July 31, 1990, Card #445, Images #247-250, as Document No. 1116764. (Affects Parcel B) SHOWN ON MAP, WITHIN RIGHT OF WAY OF U.S.H "14".

17. (E-17) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in October 12, 1990, Card #454, Images #44-45 as Document No. 1121169 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel B) **SHOWN ON MAP.**

18. (**E**-18) City of Evansville Ordinance # 2000-14, an Ordinance Annexing Territory to the City of Evansville recorded on January 18, 2001 as Document No. 1480488.

(Affects Parcel B) **NOT LOCATED ON SUBJECT PROPERTY.**

19. (**E**-19) City of Evansville Ordinance # 2003-1, an Ordinance Annexing Territory to the City of Evansville, Wisconsin, and Rezoning From Agricultural One (A-1) To Residential Two (R-2), Residential Three (R-3), and Regional Business District Four (B-4) recorded May 21, 2003 as Document No. 1608509. **NOT LOCATED ON SUBJECT PROPERTY.**20. (**E**-20) City of Evansville Ordinance # 2006-3, an Ordinance Annexing Territory to the City of Evansville, Wisconsin (D & D Development Property) recorded May 25, 2006 as Document No. 1751863. **SHOWN ON**

MAP.

21. (E-21) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement for Application of Nutrients recorded on December 16, 2016, as Document No. 2068179. **NOT SURVEY RELATED.**

WIL-HU ACRES LLC (**F**)

COMMITMENT NO: NCS-1G8KWI04-MPLS

10. (F-10) Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 in Volume 679 of records, Page 98, Document No. 878843 (THIS DOCUMENT RESTRICTS S.T.H."14" ACCESS AS SHOWN) wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.

Authorization for Access To or Across a Controlled-Access Highway recorded on March 06, 2012 as Document No. 1941696 (THIS DOCUMENT REMOVES THE RESTRICTIONS SET FORTH IN 878843 FOR ACCESS

TO S.T.H."14" ACCESS) . **DOC 878843 SHOWN ON MAP.**

11. (**F**-11) Easement Agreement upon the terms, conditions and provisions contained therein: Dated: August 17, 2016

Parties: Whilden R. Hughes and Judith A. Hughes and Pinnacle Dairy, LLC, a Wisconsin limited liability company

Recorded: December 16, 2016

Instrument: 2068179. SHOWN ON MAP.



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PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018

LL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, AND SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 25, OUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF SECTION 36, ENORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF SECTION 36, DORTHEAST 1/4 OF SECTION 35, TOWNSHIP

SHEET

Certificate Of Completion

Envelope Id: 479E440988EB4A13BE14D29EAF5ECD1D

Subject: Complete with DocuSign: Land Division Preliminary Application 23.07.05.pdf

Source Envelope:

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AutoNav: Enabled

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Mark Fabel

2737 Fairview Ave N St Paul, MN 55113-1307 MFabel@mcgough.com IP Address: 97.127.50.196

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Mark Fabel

mfabel@mcgough.com

McGough Development

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/5/2023 12:14:40 PM
Certified Delivered	Security Checked	7/5/2023 2:21:29 PM
Signing Complete	Security Checked	7/5/2023 2:21:43 PM
Completed	Security Checked	7/5/2023 2:21:43 PM

Payment Events Status Timestamps

Electronic Record and Signature Disclosure

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- Until or unless you notify McGough Construction as described above, you consent to
 receive exclusively through electronic means all notices, disclosures, authorizations,
 acknowledgements, and other documents that are required to be provided or made
 available to you by McGough Construction during the course of your relationship with
 McGough Construction.